

December 3, 2021

Via Email Ann-Marie.norio@niagararegion.ca

Office of the Regional Clerk
Niagara Region
1815 Sir Isaac Brock Way
PO Box 1042
Thorold, Ontario
L2V 4T7

Att: Ms. Ann Marie Norio, Regional Clerk

Dear Ms. Norio,

**Re: Urban Settlement Boundary Expansion Request – Report PDS 41-2021 & 42-2021
0 Nigh Road – Roll Number 270302001064700**

We were recently provided a copy of Niagara Region report PDS 41-2021 and 42-2021 as it relates to the current Niagara Region Settlement Boundary Area Review and we disagree with the report recommendations for the Community Lands in the Main Fort Erie area of Greater Fort Erie (Garrison Road, Sunset Drive, Bertie Street area).

We are writing to express our objection to the report recommendations that we understand will be discussed at the upcoming Planning and Economic Development Committee Meeting (PEDC 12-2021) scheduled for Wednesday, December 8th, 2021 at 1:00pm

Our company owns property on Buffalo and Nigh Roads in Fort Erie that is partially within the urban boundary that we would like to see considered for a urban boundary adjustment and we feel that our 10.5 HA property is well suited for expansion consideration.

Our property is an ideal candidate property for the following reasons.

- 1) Has minimal environmental constraints
- 2) Is an appropriate size (10.5 HA)
- 3) Is surrounded by residential housing on all four sides
- 4) Is accessible to existing transportation corridors, transit system and municipal sidewalks
- 5) Is adjacent to existing sanitary sewer and municipal water infrastructure
- 6) Is in within walking distance of Town of Fort Erie amenities

As previously addressed with The Town of Fort Erie Planning Department and subsequently supported via the Town of Fort Erie Urban Area Boundary Expansion Study – Addendum #1 (PDS 14-2021) our property was reconsidered and the Planning reports updated recommendation rated our property Priority 3 which was the highest ranking priority of the Fort Erie properties. (See Attached)

Further support for our property was established by Town of Fort Erie PDS report 41-2021 Urban Area Boundary Expansion Study – Addendum #2 which identifies candidate lands available for urban boundary expansion outside of the Region of Niagara’s Municipal Comprehensive Review.

Over the course of 2021 we retained the consulting services of the following firms to address field study work to further support our property for consideration and these reports were provided to Niagara Region Planning via Chris Millar, Long Term Planner.

- GM Blue Plan
 - Paradigm Consulting
 - Detritus Consulting
 - LCA Environmental Consultants
- Wastewater and Water Analysis
 - Qualitative Transit and Transportation Assessment
 - Stage I and Stage II Archaeological Assessment
 - Environmental Constraints Analysis

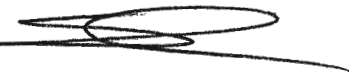
It is our understanding that the 105 ha Community Lands required is considered to be the net area which would exclude such features as provincially significant features, ECA, EPA, etc. These restrictions are present and unaccounted for on some properties considered which could result in a significant shortfall of Community Lands should field studies deem the Environmental Constraints are greater than anticipated.

Our property - while smaller in size than the Spears High Pointe Crescent Park areas - is in close proximity to existing municipal infrastructure and is within 500 metres of the Town’s Municipal Centre, Ferndale Park, Boys and Girls Club, etc and would be able to make an immediate impact on the Town’s growth goals and fulfill the need for affordable housing without the need for substantial investment while minimizing the impact on the environment and local residents and ratepayers.

We appreciate your time and consideration regarding this matter and I can be reached via cell phone at 905-651-3242 or via email at 2282344ontarioinc@gmail.com for further discussions.

Trusting this explains our position on this matter. We Remain

Yours truly,



Stuart Wright
2282344 Ontario Inc.

Enclosure (1)

Cc: Ms. Kira Dolch, Director Planning and Development Services (kdolch@forterie.ca)
Mayor Wayne Redekop – Town of Fort Erie (wredkop@forterie.ca)
Ms Susan Smyth, Planner – Quartek Group (smyth@quartekgroup.com)

4 FINAL RECOMMENDATIONS

Following the analysis of the thirteen candidate lands and additional five areas, the updated recommendations for the Town's considerations is outlined below in Tables 4 and 5.

Table 4: Prioritized Subject Lands - Residential

Priority	Subject Land/Area	Size
1	Ridgeway-Crystal Beach, Area 1 (including Schooley Road)	11.0ha
1	Ridgeway-Crystal Beach, Area 3	10.3ha
2	171 Gorham Road	20.2ha
3	0 Nigh Road	10.5ha
4	Ridgeway-Crystal Beach, Area 4	0.5ha
5	Ridgeway-Crystal Beach, Area 2	3.6ha
6	Spears High Pointe-Crescent Park, Area 4	0.8ha
7	Spears High Pointe-Crescent Park, Area 2	19.7ha
8	Spears High Pointe-Crescent Park, Area 1	43.5ha
9	Spears High Pointe-Crescent Park, Area 3	3.8ha
10	Sunset Road	38.0ha
11	Stevensville	210.0ha
12	2900 College Road, Parcel H	153.0ha
13	2900 College Road, Parcel G	66.0ha
14	2900 College Road, Parcel E	37.0ha
15	2900 College Road, Parcel D	13.0ha
16	2900 College Road, Parcel F	10.0ha
17	2900 College Road, Parcel J	13.0ha
18	2900 College Road, Parcel I	10.0ha
TOTAL		673.9ha